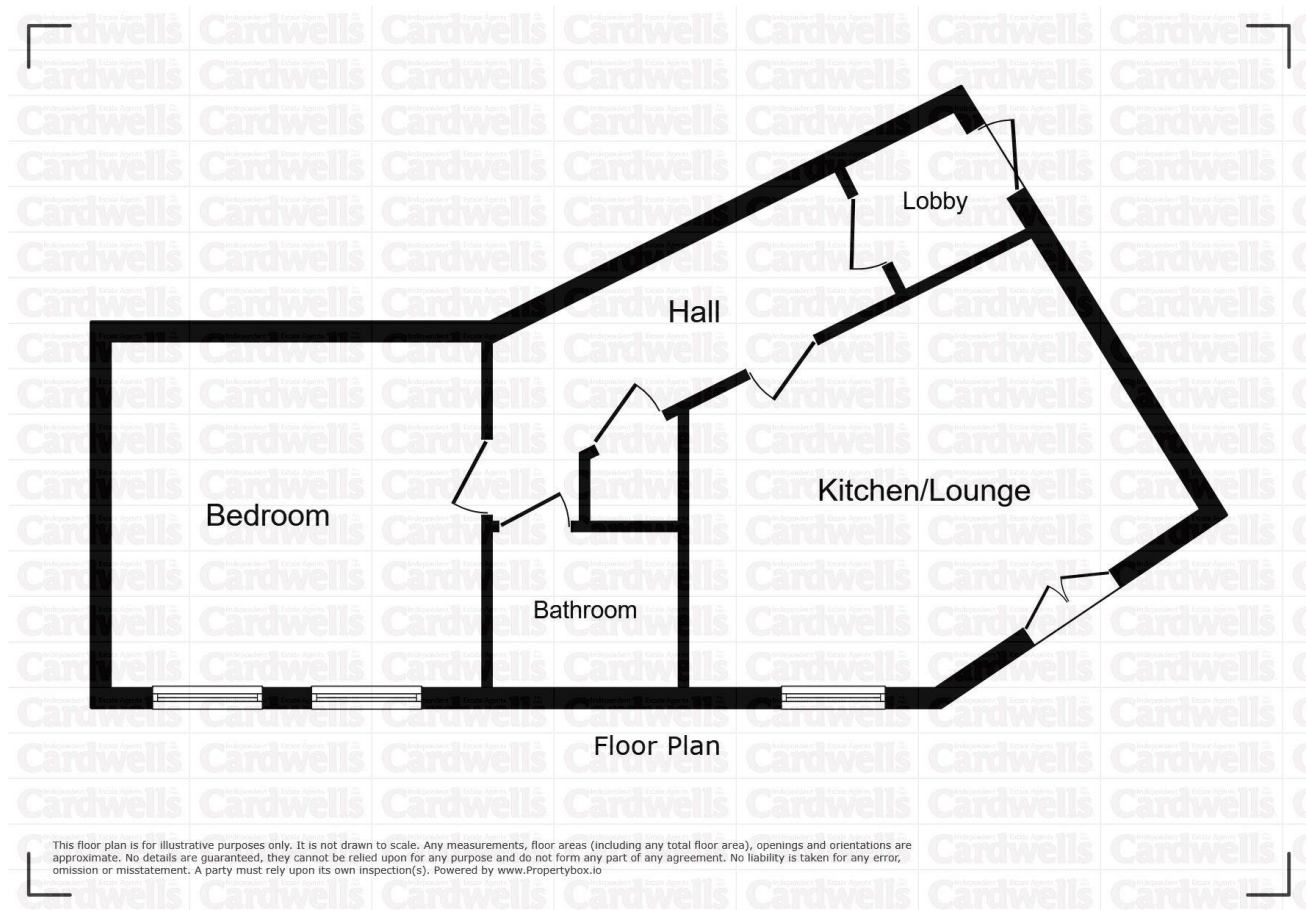




WATERSIDE GARDENS, BOLTON, BL1 8WD



- No onward chain
- Third floor (top floor) apartment
- Secure communal entrance
- Well presented throughout
- Large double bedroom
- Open plan kitchen/living area
- Ideal first time buy or investment opportunity
- Communal gardens and parking



£85,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



Situated within the highly regarded Waterside Gardens development in The Valley, this superbly presented third floor (top floor) apartment offers stylish, low maintenance living in a convenient yet pleasant riverside setting.

This apartment is excellent for first time buyers as all furniture within is included, such as: sofa, armchair, fridge-freezer, chest of drawers, wardrobe, bed, even the TVs.

Accessed via a secure communal entrance with stairs leading to the third floor, the property is well maintained throughout and briefly comprises an entrance hallway, a bright and spacious open plan kitchen/living area with attractive views over the river, a generous double bedroom, and a modern white three piece bathroom suite. The open plan living space provides an excellent environment for both relaxing and entertaining, with plenty of room for lounge and dining furniture alongside a fitted kitchen area. The large windows and French doors which lead to a Juliet balcony allow for an abundance of natural light whilst making the most of the picturesque riverside outlook. The double bedroom is well proportioned and offers ample space for bedroom furniture, while the bathroom is fitted with a contemporary white suite incorporating a panelled bath with shower over, wash hand basin and WC.

Occupying a convenient position on the northern side of Bolton, the property is ideally placed for access to a wide range of local amenities. A selection of convenience stores, takeaways, cafés and everyday shopping facilities are available nearby, whilst larger supermarkets including Asda, Morrisons, Aldi and Lidl are all within easy reach. Bolton town centre is just a short journey away, offering an extensive range of high street retailers, restaurants, bars and leisure facilities. The location is also well served by healthcare facilities, with local GP surgeries, dental practices and pharmacies located within the surrounding area, with easy access to Royal Bolton Hospital. For leisure and entertainment, residents can enjoy nearby riverside walks, fitness facilities and Bolton's vibrant town centre, which is home to The Light Cinema, restaurants and popular leisure attractions. The property is also exceptionally well positioned for commuters, with Hall i th' Wood railway station located within approximately half a mile, providing convenient rail connections across Greater Manchester and beyond. Excellent road links via the A666, M61 and wider motorway network ensure straightforward access to Manchester, Preston, Blackburn and surrounding commercial centres. Externally, the development benefits from attractive communal gardens and residents' parking, completing the appeal of this excellent apartment. For further information call Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, storage cupboard, additional storage provided by loft space, intercom system, wall mounted storage heater.

Kitchen/living room: 19' 5" x 15' 1" (5.92m x 4.60m) Ceiling light point, electric storage heater, double glazed window, double glazed French doors to Juliet balcony, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, extractor fan, electric hob, electric oven, washing machine, space for a fridge/freezer.

Bedroom : 12' 5" x 11' 4" (3.78m x 3.46m) Ceiling light point, double glazed windows, wall mounted storage heater.

Bathroom: 6' 3" x 5' 6" (1.90m x 1.68m) Ceiling light point, extractor fan, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap, tiled splashback to the walls.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold 150 years from 1 January 2006 we are advised the ground rent is £265 and the service charge is £202,60 per quarter

Council tax: Cardwells estate agents Bolton research indicates the property is band A £1600 per annum

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

